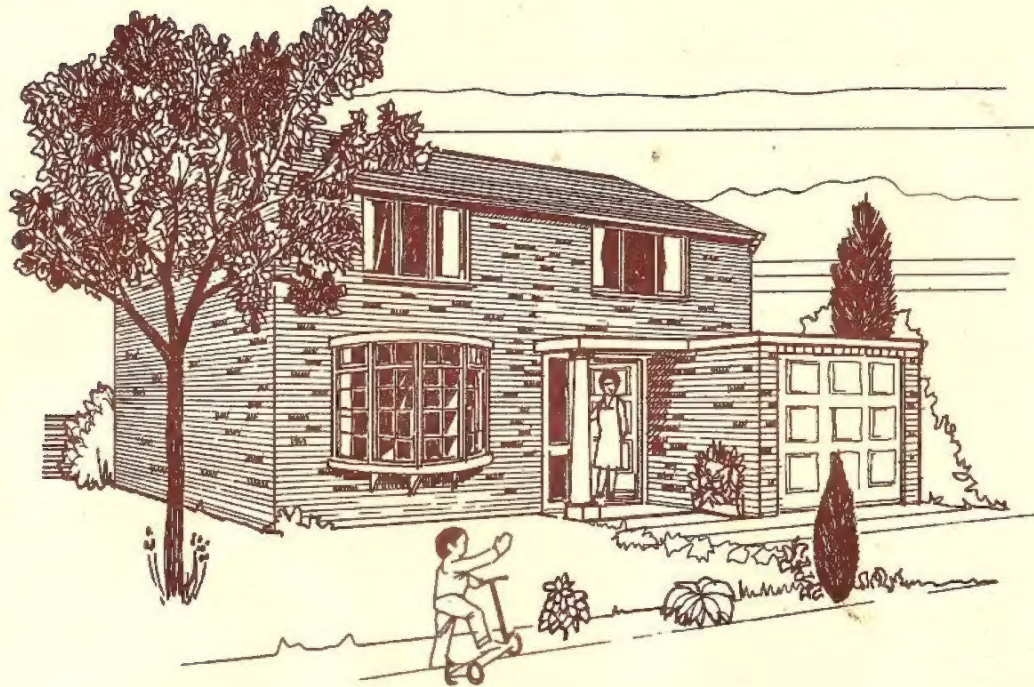
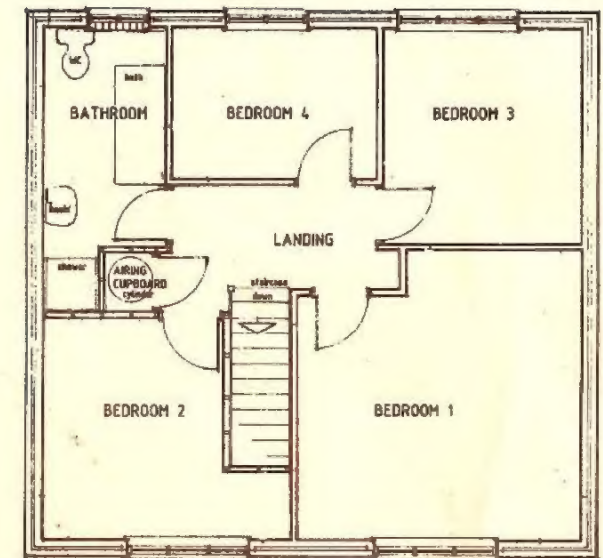


Leicester

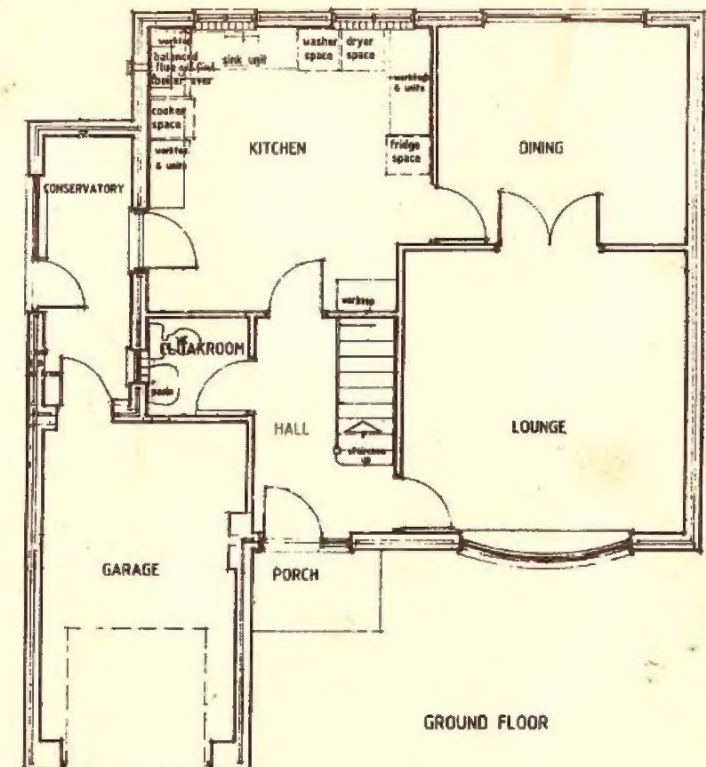


LEICESTER

Hall (width	6' 11"
Lounge	13' 10" x 13' 10"
Dining Room	12' 2" x 10' 6"
Kitchen	13' 10" x 13' 10"
Bedroom 1	13' 10" x 13' 10"
Bedroom 2	12' 2" x 10' 6"
Bedroom 3	9' 10" x 10' 6"
Bedroom 4	9' 10" x 7' 5"
Bathroom	13' 10" x 5' 11"
Conservatory	14' x 4' 7"
Garage	16' 9" x 9' 6"



FIRST FLOOR



GROUND FLOOR

SPECIFICATIONS: Fairfax Way, Cavalry Barn, March

1. This specification must be read in conjunction with the appropriate approved house and general site plan.

2. The property is specifically constructed in accordance with Building Control regulations and to the standards required for National House Builders Registration Council certifications.

3. Foundations to cavity walls will be 1.00 m deep, 700 mm wide and concrete mix grade (nominal 1 : 2 : 4) thickness 250 mm. Specified internal and garage walls will be taken to foundation as described only 500 mm width. The walls so treated as noted on plan.

4. Substructure walls below damp proof course are common brickwork or class "A" blockwork to BS 2028. Cavities are filled with weak concrete to ground level and any opening in walls (for service pipes etc) are bridged by concrete lintols.

All walls are built off damp proof coursing consisting of Ruberoid Hyload pitch polymer dpc and are placed 150 mm above finished ground or path levels. DPC junction also provided to window and door jambs and at the closure of cavities generally.

5. Drains foul and surface water drains are 110 mm uPVC pipes and components as marketed by Osma Drain and to BS 4660. Drainage installation is to comply with BSCP 301 and BS 5955 part 6.

Drains are laid to 1 : 40 falls or as approved by Building Inspectors on pea gravel bed and surround. Manholes are sited at all connections and changes of direction and are constructed to comply with the codes of practice. Covers are pedestrian grade steel in all areas except driveways where covers are traffic grade steel.

6. Ground floor is 100 mm thickness concrete mix grade 21 (nominal 1 : 2 : 4) with 50 mm cement : sand (1 : 4) screed. Concrete is laid over grade 1000 polythene damp proof membrane linked to damp proof course and on a consolidated base of 150 mm graded and blinded hardcore. Vegetable and unstable layers of soil are stripped from the oversite area to a nominal depth of 150 mm before floor treatment commences.

7. External walls consist of facing brickwork, clear cavity and 100 mm Leca 6 insulating blockwork to British Standard Specification 6073 parts 1 & 2 (1981) type "B" with 13 mm plaster finish internally. Cavities are formed with 5 Ryton patent wall ties (agreement certificate 85/1559) or "Double galv" butterfly ties per square metre, with additional ties at opening and reveals. Cavities are closed at reveals, plate and gable levels.

8. Internal walls are blockwork and plastered both sides. Where walls are not from foundation the oversite has been thickened to 200 mm depth x 450 mm width centrally to wall line. Certain specified walls are in studwork to meet Building Control/N.H.B.C. regulations.

9. Window and door openings in cavity walls are formed under catnic lintols using standard softwood "vac vac" treated joinery. Openings are double glazed (not garage) unless specifically noted on plan otherwise, with all bathroom and toilet windows obscure glazed. Internally 18 mm softwood window boards and 25 x 50 mm curtain battens (but not curtain rails) are fitted. The cill of kitchen, toilet and bathroom is tiled.

10. Doors externally are hardwood fitted with locks and letterplate as appropriate to their situation. Internal doors are softwood flush with latch furniture supplemented by indicator bolting to toilet and bathroom compartments. Doors are hung in 18 mm thickness softwood linings on 25 x 18 mm doorstops and 50 mm x 18 mm architraves covering wall/lining junction. All openings are under Catnic lintols and no opening is unsupported.

11. The roof is covered in interlocking tiles (colour and pattern nominated by the Local Authority) and on sarking felt and 32 x 18 mm tile battens. The roof structure is formed of "Fink" type Hydroaire trussed rafters from a manufacturer licensed by the truss designers. Trusses are at 450 mm centres (or 600 mm centres and nogged for ceiling board supports) with 100 x 25 mm nodal binder and 50 x 100 mm binders. Wind bracings are 25 x 75 mm in the form of an inverted "V" to each roof slope. Internally the roof is insulated with 80 mm glassfibre over 12 mm plasterboard and Artex ceilings and trapped roof access. Provision is made for cross ventilation of roof voids at eaves. Verges and gables are formed of 38 mm tile oversail on dense asbestos substitute bearer and brick oversail to eliminate barge boards and subsequent maintenance.

12. Gutters are 100 mm square line gutters falling to 65 mm down-pipes and surface water drain or dyke disposal as indicated on site plan. Fascia shall be 18 mm x 200 mm softwood with 12 mm gapped asbestos substitute type boarded soffits.

13. Joinery is described above and also includes 100 mm x 18 mm softwood skirtings to wall junctions. Two rows of "hit and miss" slatted shelving of 50 mm x 25 mm softwood bearers and rails are fitted in airing cupboard with bearers for cylinder at height specified by plumber.

14. External Mains Services will consist of a water supply service to Anglian Water Authority bylaws regulation requirements including stop tap at property boundary and isolating stop tap at the point of entry to the property. The electrical installation will be controlled from an external meter cabinet and mains service supply and isolator by the Eastern Electricity Board. The gas supply is controlled by isolating valve and quarterly service meter. The telephone is not connected by the vendor but the service is available subject to British Telecom's terms.

15. The plumbing installation commences at stop tap in pvc and is in copper from the internal stop tap position. The rising main feeds sink and ballvalve to 40 gallon lagged cold water cistern in roof void. There is a downflow supply to cylinder which feeds sink, basins and bath. All pipes in loft area are lagged and w.c.'s cistern and cylinder are fitted with safety overflow pipes discharging prominently. Foul water is discharged from bath, pedestal basins, sink unit and w.c. via 38 mm deep seal traps to either soil vent pipes or gullies as situation demands. W.C. suites are connected directly to drains at ground floor and to 100 mm soil vent pipe at first floor level.

A coloured sanitary ware suite is installed, each fitting individually trapped with pillar taps, plug and chain. Baths are acrylic material and w.c.'s and pedestal basin porcelain. The sink top is stainless steel.

16. Kitchen units consist in all cases of base unit to sink unit, two double floor units and two wall units. Cupboards are topped with melamine (e.g. formica or equivalent) worktops. The cooker and fridge space shown on plan is for Building Control identification only and is not installed by the Vendor.

17. Central Heating is from a gas fired boiler with pumped thermostatically controlled small or micro bore pumped hot water system

servicing steel panel radiators fitted with valve and air vents. The system is designed to achieve 21°C in living rooms, kitchen and bathroom and 18°C elsewhere (excluding garage) given an external ambient air temperature of 0°C The boiler provides domestic hot water to cylinder.

18. The electrical installation complies with the requirements of the Eastern Electricity Board for connection and is to the standards required by N.H.B.C.

The fittings provided are:-

All bedrooms:	2 x 13 amp power points 1 single way light switch
Bathroom/Cloakroom Lounge:	1 single way light switch 2 x 13 amp power points 1 single way light switch 1 TV point (cabled to roof void for purchasers' own aerial installation)
Dining Room (or area)	2 x 13 amp power points 1 single way light switch
Hall:	1 x 13 amp power point 1 two way light switch
Kitchen:	4 x 13 amp power points (as 2 double points) 1 cooker panel 1 single way light switch
Externally:	Bulkhead light at front and rear entrance
Garage:	1 x 13 amp power point 1 single way light switch

19. Decoration consists of two coats emulsion to walls. All woodwork (internally and externally) is knotted stopped and primed and twice undercoated and gloss painted or stained at Vendors option. Initial decoration must not be regarded as permanent as second and subsequent decoration. The Vendors will decorate in basic colours throughout as they consider necessary to completion.

20. External works consist of a 100 mm thickness tamped or wood floated finish concrete (mix 1 : 2 : 4) driveway to garage and footpaths to entrances 900 mm wide. Fencing to boundary is single strand wire in concrete post. No fence is erected in front of building lines. On certain plots and in positions specified on site plan, there will be erected a 1.80 m high wooden post of interwoven screen panel fence. The digging or turfing of garden is not included.

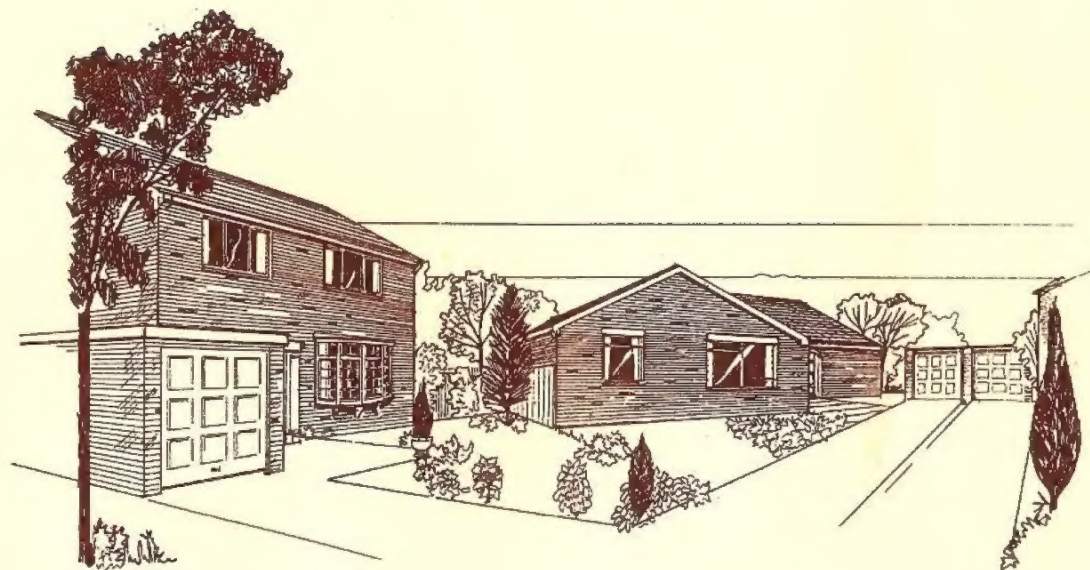
The following three paragraphs refer to House types only:-

21. The staircase is to a 42 pitch with 225 mm treads and 200 mm nominal risers. Standard pattern handrail is fitted between 75 x 75mm newels 900 mm above pitch line with solid plywood balustradings. Stairs have a clear width of 840 mm and headroom not less than 2.00m from the pitch line. 1 two way light switch (switches at head and foot of the stairs.)

22. Intermediate floors consist of 18 mm tongued and grooved "weyroc" flooring nailed to floor joists of sizes and at centres specified on plan. Ceiling soffit is 12 mm plasterboard and Artex finish. All flooring joists are to occur on centre line of joists where parallel to joist direction and on specific noggin for that purpose.

23. Upper level partitions are as described for ground floors but built off joists doubled up under the centre of partitions or steelwork as situation demands wherever the partition is parallel to joist direction. Partitions are constructed after flooring is in place and are in blockwork or studwork as governed by regulations set out in paragraph 8.

24. IMPORTANT NOTE - The Vendors reserve the right to alter or amend without notice any part of the plan or specification to meet either changing regulations or changing market/supply conditions. In the event of discrepancy in specification and plan, the plan is taken as correct.

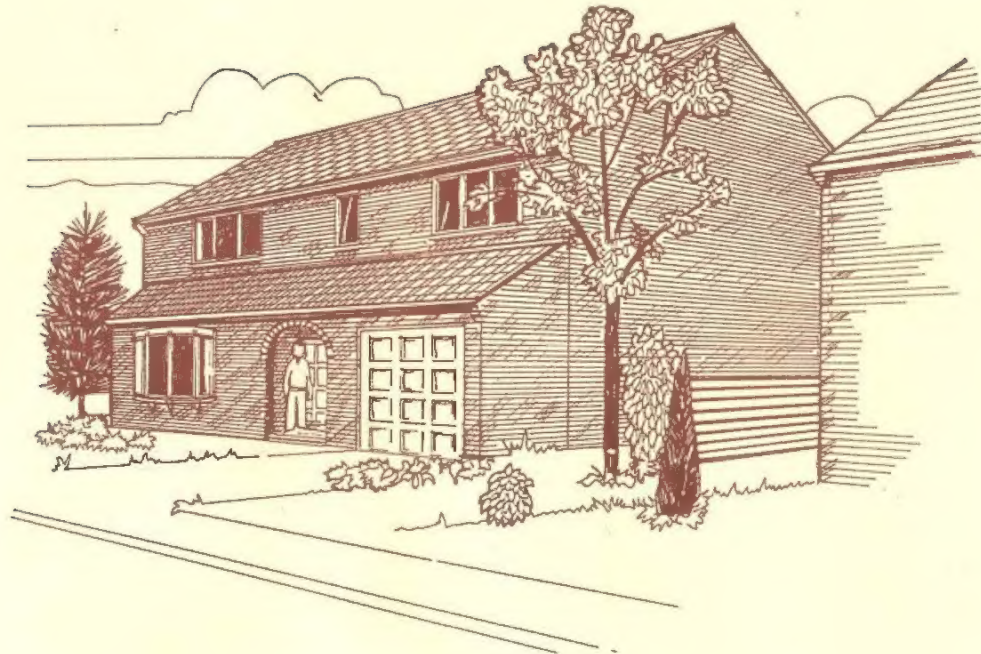


Registered Office: 58 Portland Place, London W1N 4BU

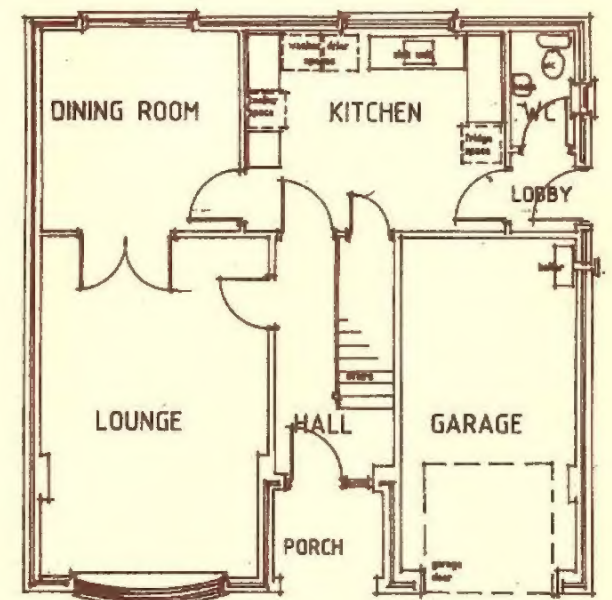
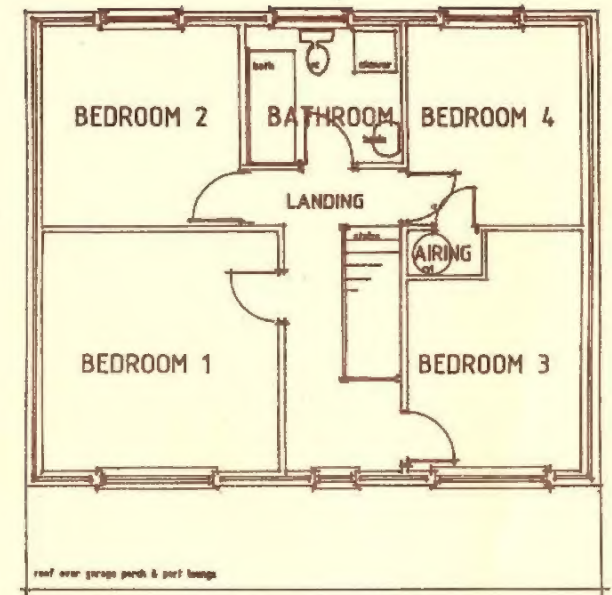
National House-Building Council



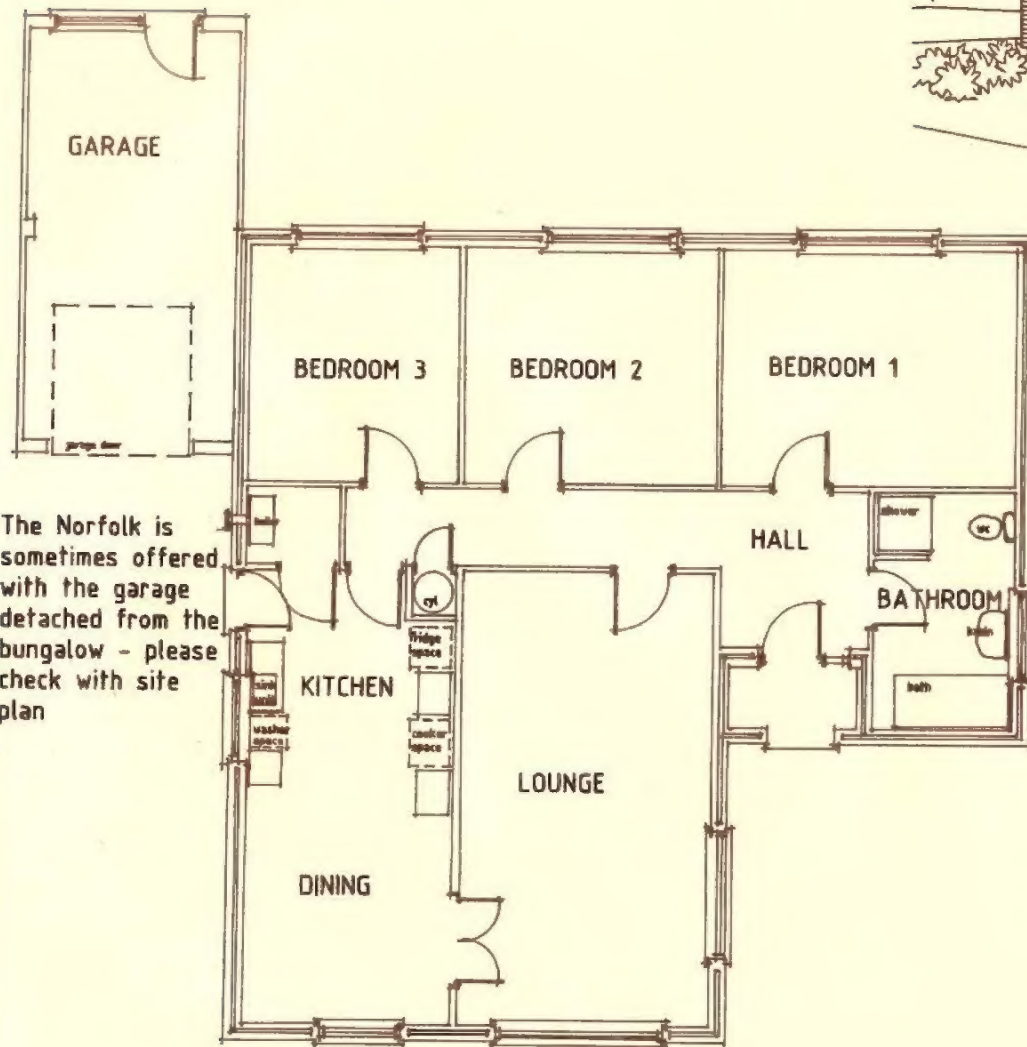
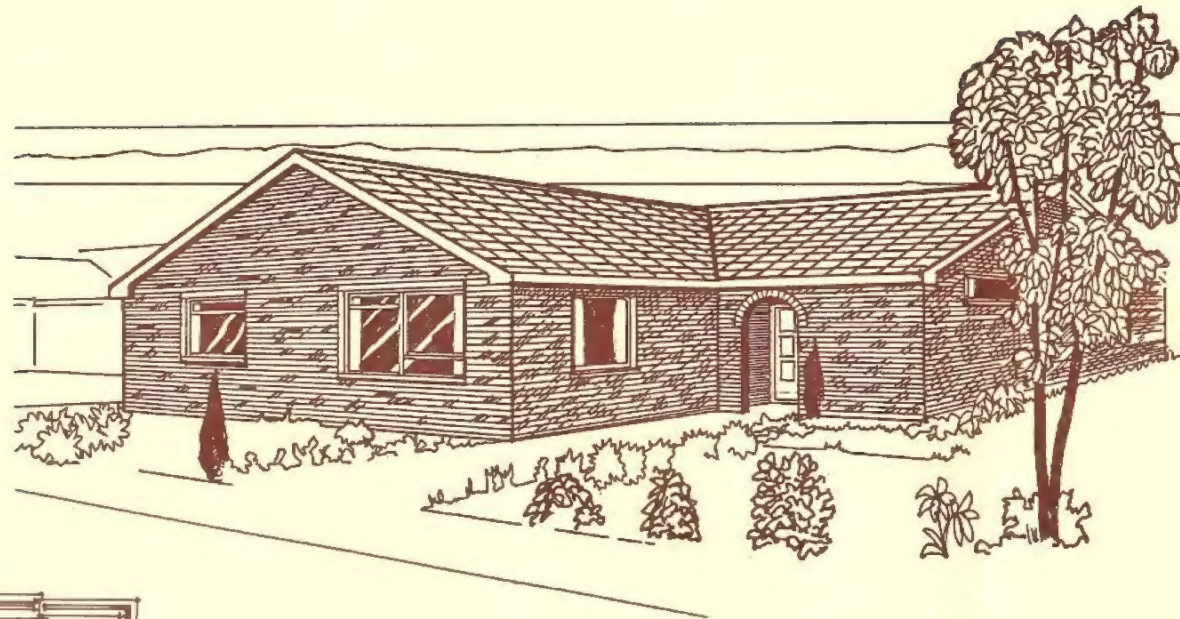
Warwick



Hall	6' 3" wide
Lounge	12' 0" x 17' 0"
Dining Room	10' 6" x 10' 6"
Kitchen	13' 5" x 10' 6"
Bedroom 1	12' 2" x 12' 0"
Bedroom 2	10' 6" x 10' 6"
Bedroom 3	12' 0" x 9' 2"
Bedroom 4	10' 6" x 9' 2"
Bathroom	7' 7" x 7' 3"
Internal Garage	17' 0" x 9' 2"



Norfolk



The Norfolk is sometimes offered with the garage detached from the bungalow - please check with site plan

NORFOLK

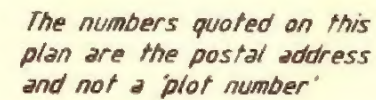
Hall width	6' 10"
Lounge	21' 0" x 11' 9"
Diner/Kitchen	21' 0" x 9' 10"
Bedroom 1	13' 9" x 10' 9"
Bedroom 2	11' 9" x 10' 9"
Bedroom 3	10' 9" x 9' 10"
Bathroom	10' 9" x 6' 7"
Garage	18' 0" x 9' 0"

From the TOWN CENTRE leave on the
MAIN ROAD towards Wimblington / Chatteris

Ignore the change of road name

SITE ENTRANCE is on the LEFT opposite "The Shires."

from
town
centre



*Our Agents will be pleased
to show you a more detailed plan
which shows (amongst other details)*

- fencing for privacy
- driveways and footpaths
- open planted areas

border Garage
outside tap

EXTRA POWER POINTS!

AFTER HAN.

PATTERN & COVING

DOORS (WHITE OR SAGE)

EXTERIOR WOODWORK WHITE OR SAGEOLIN

INTERIOR

Loft light

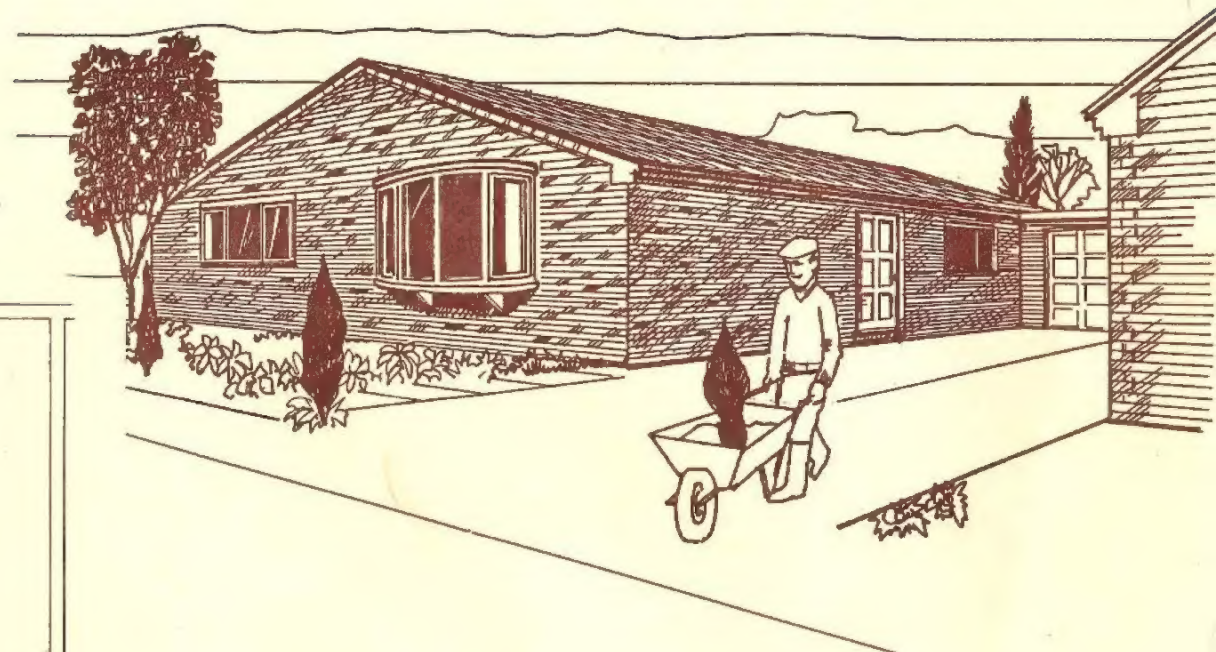
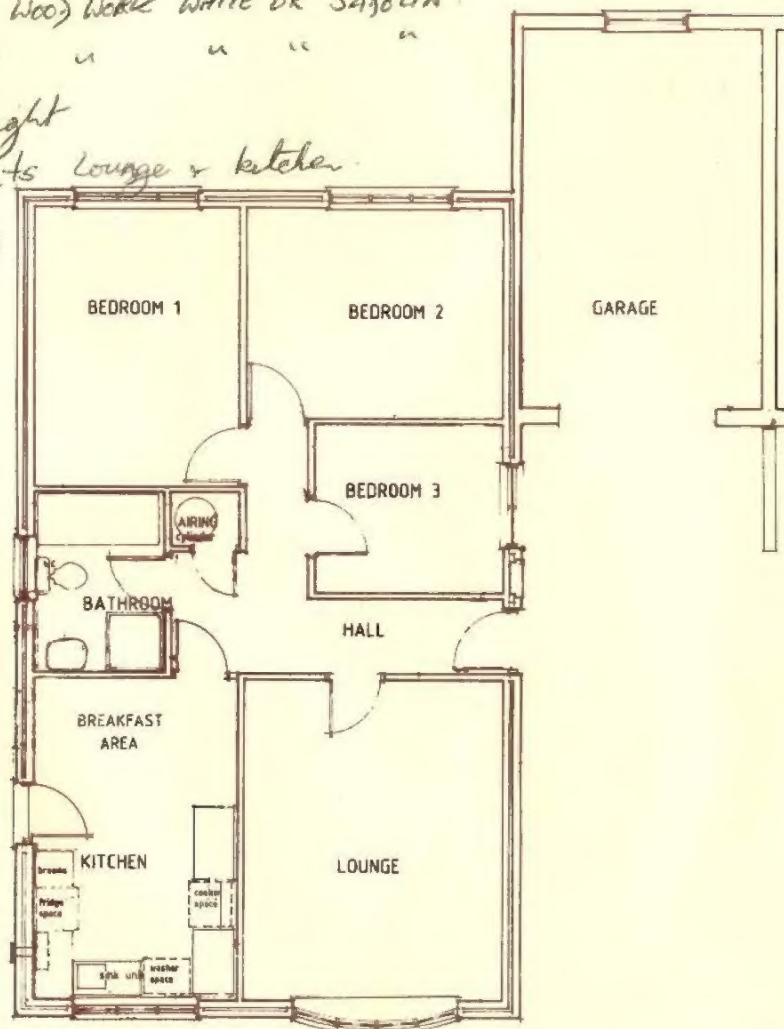
T.V. Points Lounge & kitchen

Kitchen Units

Sink

Essex

and ESSEX (R)



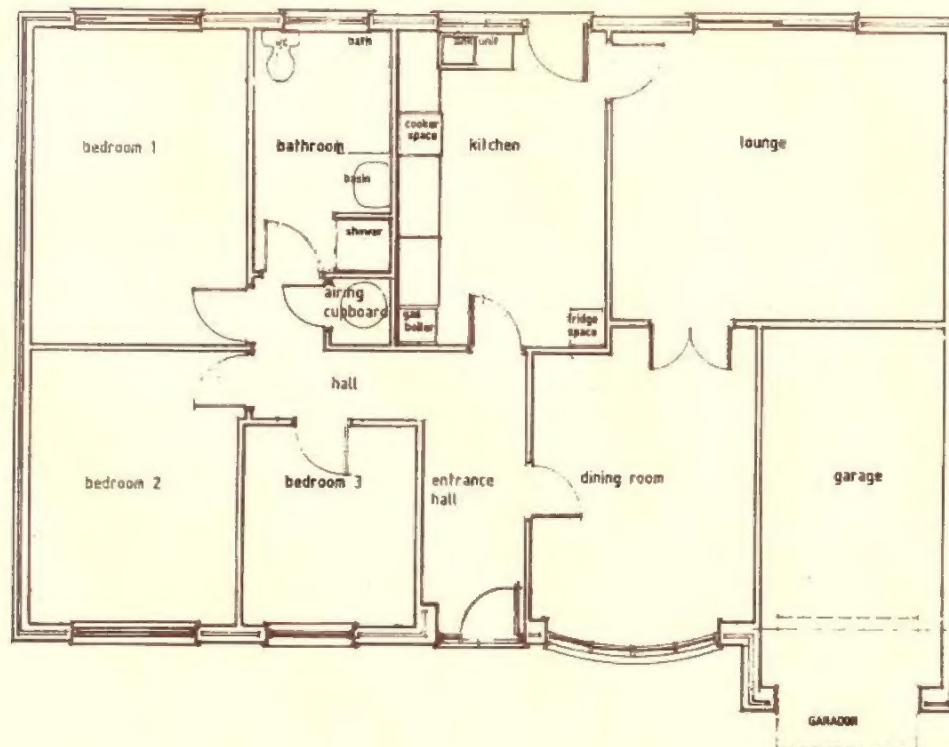
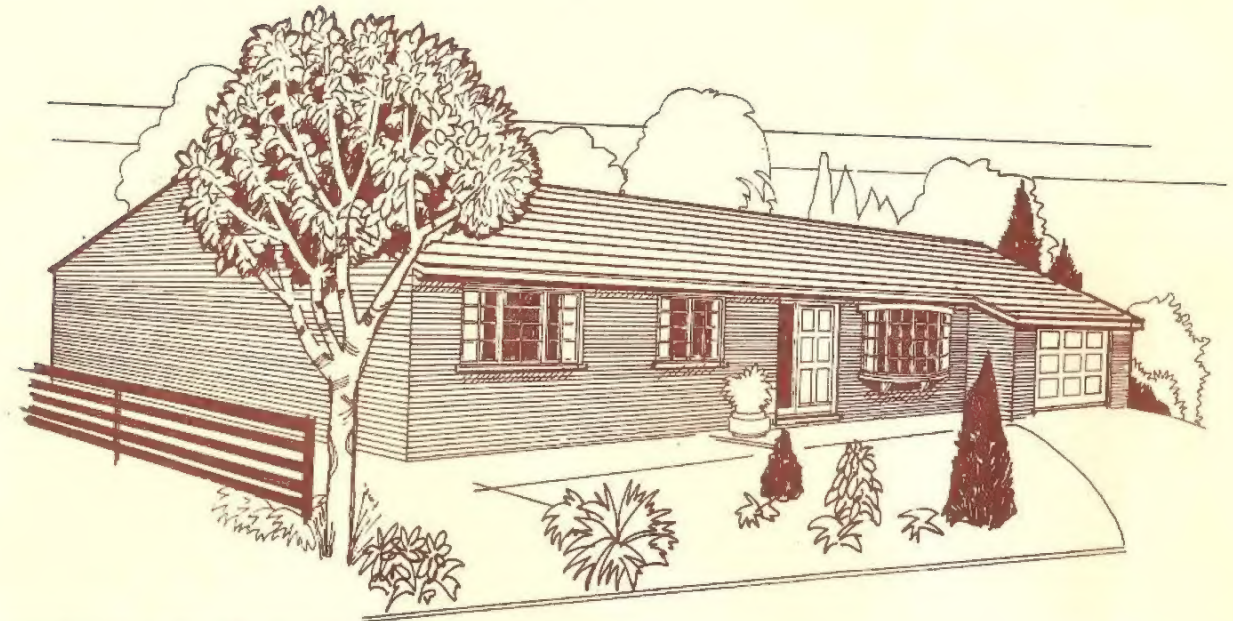
ESSEX [& ESSEX (R)]

Hall width	3' 9"
Lounge	15' 3" x 12' 5"
Kitchen/Diner	15' 3" x 9' 10"
Bathroom	8' 9" x 6' 3"
Bedroom 1	13' 1" x 9' 10"
Bedroom 2	12' 5" x 9' 10"
Bedroom 3	9' 2" x 8' 0"
Garage (attached)	18' 0" x 11' 6"
Garage (if detached)	18' 0" x 9' 0"

The ESSEX (R) room sizes are as above but window positions are altered - please see detailed plan & site plan of ESSEX (R)

£42,500.

Suffolk



SUFFOLK

Hall width	4' 8"
Lounge	16' 1" x 13' 9"
Dining Room	14' 1" x 10' 6" (max)
Kitchen	15' 0" x 9' 10"
Bathroom	11' 5" x 6' 7"
Bedroom 1	15' 0" x 10' 2"
Bedroom 2	13' 1" x 10' 0"
Bedroom 3	9' 6" x 8' 3"
Garage	17' 5" x 9' 0"

1. All dwellings are constructed to NHBC standards and a certificate issued by the NATIONAL HOUSE BUILDING COUNCIL is given with each dwelling
2. **GARAGE**
Every dwelling has a matching brick built garage fitted with light and power point
3. **INSULATION**
Both the roof is insulated with 100mm Glassfibre and the walls are built to high insulation standards
4. **PATHS**
Concrete paths are provided to each door and a concrete drive from road to garage
5. **KITCHEN**
Fully fitted kitchen with stainless steel sink unit
6. **BATHROOM**
Coloured bathroom suites are fitted as standard including shower units
7. **HEATING**
Full GAS FIRED central heating with radiators fitted throughout
8. **ELECTRICAL INSTALLATION**
The electrical installation is to a high standard and fittings include lights, ample 13 amp power points, cooker panel, TV point and outside lights
9. **SERVICES**
For convenience Gas and Electric meters are fitted in external cabinets
10. **CEILINGS**
All dwellings have ARTEX ceilings throughout
11. **FRONT ENTRANCE DOOR** is in hardwood
12. **WINDOWS** are double glazed as standard (not garage)

This is a brief specification and must be read in conjunction with the full plans and specification